

POINT OF BEGINNING  
State of Texas  
Doc. No. 20081031001281630  
S 02°13'45" E 28.40'

R=11519.16'  
D=277.733'  
L=194.43'  
CB=N 00°59'44" W  
CD=494.33'

State of Texas  
Doc. No. 20091027001314800

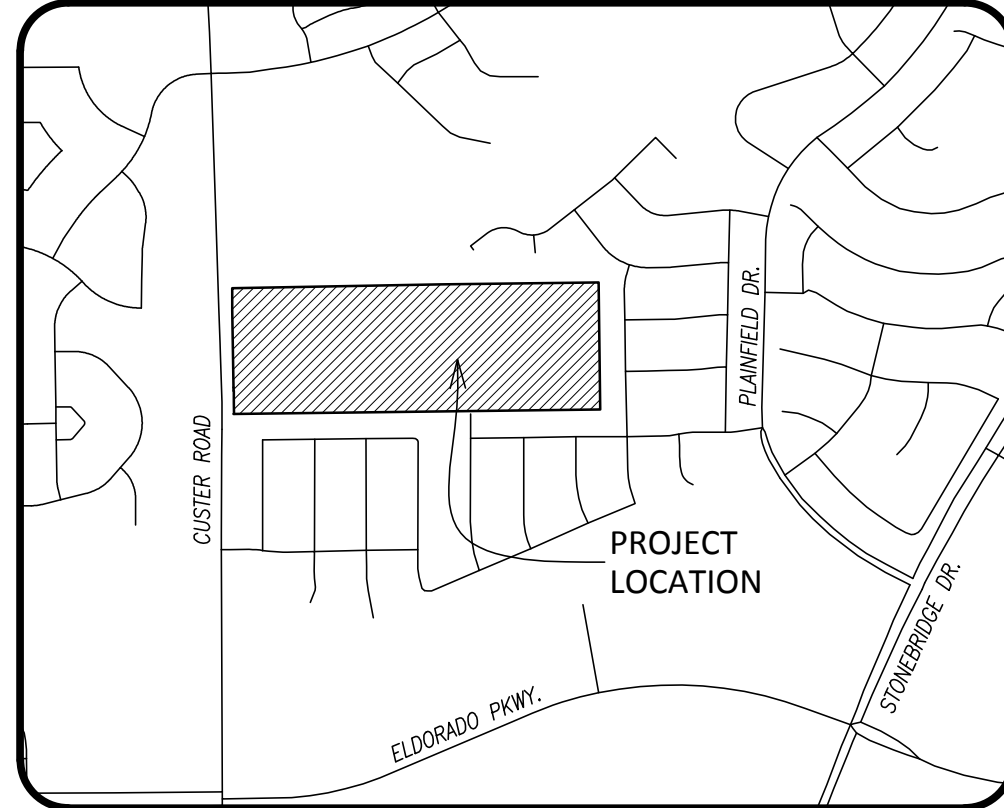
R=4839.97'  
D=123°56'  
L=120.66'  
CB=S 00°28'00" E  
CD=120.66'

Common Area A1,  
Block B  
Common Area & Landscape  
Buffer (To Be Maintained By H.O.A.)

**FLOODPLAIN STATEMENT:**  
The property shown herein is located in Zone "X" which is not a flood hazard area according to Map No. 48085C0265 J, dated June 2, 2009 of the National Insurance Rate Map prepared by the Federal Emergency Management Agency.

**BASIS OF BEARING:**  
Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

**Reference Monument:**  
City of McKinney  
Monument 4  
N 7115109.200  
E 2512528.400  
Elev. 749.25



LOCATION MAP  
1" = 1000'

Point #	Northing	Easting
1	7117359.9710	2509198.4470
2	7116697.6333	2509209.0851
3	7116721.9166	2511118.6111
4	7117384.1795	2511109.9093
5	7117373.7352	2510288.6657

- Legend**
- 1/2" IR Iron Rod Set
  - 1/2" RF Iron Rod Found
  - BL Building Line Setback
  - R.O.W. Right Of Way
  - D.E. Drainage Easement
  - S.S.E. Sanitary Sewer Easement
  - W.E. Water Easement
  - H.O.A. Home Owners Association
  - S.P.C. State Plane Coordinates
  - W.M.E. Wall Maintenance Easement
  - Tree Preservation Zone

- NOTES:**
- All proposed lots in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district.
  - A homeowner's association shall be established for maintenance and operation of all common areas. The establishment of the homeowner's association shall be reviewed for approval by the City of McKinney.
  - All common areas shall be dedicated as pedestrian and bicycle access easement per this plat.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
  - Common Area A1 Block B, Common Area A1 Block X, Common Area A1, and A2, Block A, are to be owned and maintained by the H.O.A. H.O.A. shall be solely responsible for the maintenance of the creek (including erosion control) traversing said Common Area Lots. The H.O.A. shall further hold the City of McKinney harmless from any damages to persons, the H.O.A.'s common area or any affected common area arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. Alteration to natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas, and the United States of America. This Area is "non-buildable Open space".
  - The screening wall shall be owned and maintained by the H.O.A.

\*Min. FFE = Min. FF Elevation to be 3' Above WSEL (TBD During Final Design)

**PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY**

**PRELIMINARY - FINAL PLAT OPTION G**  
**Melton Farms**  
Lots 1-74, Block A; Lots 1-32, Block B; Lots 1-18 Block C  
4 COMMON AREAS  
29.018 ACRES  
SITUATED IN THE  
A.S. YOUNG SURVEY - ABSTRACT NO. 1037  
IN THE  
CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS

<b>OWNER</b> FRANCES - LE MELTON 2481 S. Custer Rd. McKinney, Texas 75070 Contact: Killis Melton	<b>OWNER</b> KILLIS MELTON 2481 S. Custer Rd. McKinney, Texas 75070	<b>OWNER</b> CLYDE A GEER & LUCRETIA M GEER 2417 S. Custer Rd. McKinney, Texas 75070 Contact: Lucretia Geer	<b>APPLICANT</b> SHADDOCK DEVELOPERS, LTD. 2400 Dallas Parkway, Suite 580 Plano, Texas 75093 Telephone: (972) 985-5505 Contact: Will Shaddock	<b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Jennifer Haynes
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